



Town of Hampden  
Planning Board  
Wednesday, July 14, 2021, 7:00 pm  
Municipal Building Council Chambers  
Minutes

**In Attendance:**

Planning Board

Kelley Wiltbank, Chair  
Richard Tinsman, Vice-Chair  
Jake Armstrong  
Jennifer Austin  
Brent Wells  
Benjamin Dunham

Staff

Clifton Iler, Planner  
Wanda Libbey, Recording Clerk  
Paula Scott, Town Manager  
Ryan Carey, CEO  
Amy Ryder, Economic Development Director

Public

Spencer Smith  
Jenny Sass  
Alan MacLean  
Katie & Tristan Blanchard  
Chip Crawford  
Peter Erickson  
Angela & Ben LaRochelle

The meeting was called to order at 7:00 pm.

**1. Administrative**

- a. Minutes – June 9, 2021, regular meeting and June 15, 2021, workshop meeting.

**Motion** by Member Austin to approve minutes of June 9, 2021, regular meeting, with the correction spelling correction to member Wells last name and the addition of the attachment mentioned in item five of the minutes second by Member Tinsman; motion carried 6/0/0.

**Motion** by Member Austin to approve minutes of June 15, 2021, workshop meeting, with the modification that Richard Tinsman was not present at the meeting; second by Member Dunham; motion carried 5/0/1 (Member Tinsman abstained).

**2. Old Business - None**

**3. New Business**

- a. Katie Blanchard – Public Hearing for a conditional use review for an in-law apartment (B-AAC-5) above existing garage on property located 334 Main Road North; parcel 24-0-012. This property is in the Rural district.

Chairman Wiltbank opened the public hearing at 7:08 pm

Planner Iler's Report/Discussion:

- Preconstructed accessory apartment above a garage attached to a single-family dwelling in the Residential A District.
- At least one dedicated off-street parking space.
- At least one of the units will be occupied by the property owner.

Applicant Katie Blanchard of 334 Main Rd., N addressed the board:

- Purchased property with unpermitted accessory apartment.
- Have been working with Code Enforcement Officer, Ryan Carey to meet existing code.
- Accessory apartment now meets existing code.

There were no questions, concerns, or opposition. Chair Wiltbank closed the public hearing at 7:12 pm.

**Motion:** Member Tinsman moved to approve the conditional use application to construct an accessory apartment at 334 Main Rd., N in the Residential A district. Seconded by Member Austin; motion carried 6/0/0.

- b. Pete Erickson & Herbert Sargent – Public Hearing for a Zoning District (Map) Amendment. The proposed Zoning Map Amendment includes the following: Rezone parcel 09-0-029, a 5.91+/- acre parcel located at 214 Coldbrook Road, currently in the Residential A district, and parcel 17-0-002, a 32 +/- acre parcel located on Coldbrook Road, in the Rural district, to the Commercial Service district.

Chairman Wiltbank opened the public hearing at 7:15 p.m.

Planner Iler's Report/Discussion:

- Application for zoning district map amendment, total area of the parcels is 37.91 acres.
- Proposed use based on the application is the development of a hardware store and home building center with multiple units leased space.
- Undetermined future development of the second parcel at 17-0-002.
- Per the Zoning Use Table for the Hardware Store would be to contain some processing material, which would require that it be in a Commercial Services District.
- Abutting property owners were notified of the public hearing and a map was also sent to show abutting parcels and their land use.
- In the 2010 Comprehensive Plan the Coldbrook Road corridor from the I-95 interchange to the Route 202 intersection was identified for future commercial development, as well as business development due to its proximity to both the interchange and the state road.
- Presently, the proposed rezone would not be served by the town sewer.

Chairman Wiltbank explained that the Planning Board's job at this meeting is to make a recommendation to Town Council. Planning Board is not approving what the applicants are intending to do, or what types of improvements need to be made along Coldbrook Road for the applicants to do what they would like to do.

Planner Iler's further edification, the Planning Board makes a recommendation to the Town Council and the Town Council holds a separate hearing and vote on the Zoning Map change.

Alan MacLean, applicant representative, gave a summary of the request:

- Herbert Sargent who owns property adjacent to the "Old Horse Farm" would also like to change the zone on his property that abuts Coldbrook Road for future development.
- Mr. Erickson would like to move his Hardware store from its current location at Hampden City Center to former location of the "Old Horse Farm" on the Coldbrook Road.
- Construct a building to house hardware, home center type goods, mulches, stones, and material that needs handling.
- Build with enough space to lease out 1,000 sq. ft. sections to other entities that will be a good fit for our business as well as theirs.
- Because of the types of uses the zone would need to change to commercial.

Questions/Concerns/Discussion:

Economic Development Director, Amy Ryder spoke in favor of the zoning map change stating that business growth is healthy for communities.

Chip Crawford who lives at 46 Paper Mill Road and owns Crawford Import Auto spoke in favor of the zoning map change.

Benjamin LaRochelle who resides at 5 Lindsey Way abuts or faces the properties requesting the zoning map change. Mr. LaRochelle read aloud the letter he had written with several concerns that he and his wife have to the Planning Board (Attachment A).

Ryan Carey, CEO explained that although the discussion is concerning zoning map changes land uses should also be taken into consideration. The commercial services district has a broader spectrum of uses and generally more impactful allowance for what those uses are. Ryan provided the board with a highlighted printout of the use table (Attachment B). As for performance standards go those will all come into play during site plan and there will be public hearings for those also.

Jenny Sass who resides at 9 Lindsey Way spoke in favor of Mr. Erickson's property on Coldbrook Road becoming commercial, but not Mr. Sargent's property on Coldbrook Road. Concerns with property taxes, property value, water drainage, sewer, lighting, and traffic control.

Brian Smith who resides at 24 Lindsey Way spoke in opposition. Has lived at this location for 30 years and believes there are other opportunities in town for development. Likes this nice quiet community that they have currently.

Derek Carter who resides at 15 Lindsey Way is concerned with excessive run off coming into residents back yards and basements. He also has a serious concern about traffic as he has three small children.

Ryan Carey, CEO explained that typically water is managed in retention ponds. Stormwater and impervious water can be directed away from Lindsey Way. Mr. Carter has valid concerns with the water problems on Lindsey Way.

Planner Iler explained that at the site plan level all the concerns noted at this meeting can be taken into consideration and can be put as conditions for development on the developer of these parcels. Chairman Wiltbank closed the public hearing at 8:03 pm.

**Motion:** Member Tinsman moved that the Planning Board recommend to Town Council to approve the application for zoning district map amendment for tax map/lot 09-0-029 and tax map/lot 17-0-002. Seconded by Member Dunham; motion carried 4/1/1 (Member Wells voted no and Member Austin abstained).

#### 4. Town Planner Report

Planner Iler reminded the board that there will be a Planning Board Workshop on Tuesday, July 20, 2021, at 6:30 p.m.

Ryan Carey, CEO updated the board on the following projects:

1. Honey Hill Estates has three foundations in the ground and moving along very well.
2. DLM project on Main Road North is moving along. They have one building almost complete. They have a tremendous amount of interest for commercial rental space.
3. Multifamily development going in on Canaan Road and we should be seeing final site plan in August.
4. Origins Sale ME LLC at 20 Triangle Drive is progressing along and will be getting together with them and going over their final plan.
5. The Wicklow property on the Monroe Road has two or three septic systems in place and at least one foundation in. They have dug for another foundation.
6. Stearn's Farm has no activity currently. They still have waiting for updated site plan for this development.

Ryan briefed the board on Town Council discussion concerning the water supply in the rural district. Clifton is working on this as part of the Subdivision Ordinance that will be presented to Planning Board in the near future.

5. Planning Board Comment - None

6. Adjournment

**Motion** by Member Tinsman moved to adjourn the meeting at 8:20 pm, seconded by Member Austin; motion carried 6/0/0.

Respectfully submitted by  
Wanda Libbey, Administrative Asst



Dear Clifton Iler and members of the Planning Board,

As owners and residents of parcel 09-A-043 we are particularly concerned of the proposed zoning changes and development of 09-0-029 and 17-0-002 because these lots abut/face 2 sides of our property.

Regarding parcel 09-0-029:

At a time when the demand for affordable residential land and housing is at its peak, it seems to make more sense to leave this parcel zoned the way it is. This parcel is listed as having a drilled well and septic per the town assessment maps. We are assuming that this will not suffice for a business and that town sewer services will need to be extended north-west along Coldbrook Rd. If this is the case, what sort of timeline would that incur, and would traffic be reduced to one lane during that period? How would the old septic system be dealt with? What would the hardware store business hours be, and would deliveries and contractor pick-ups occur before official business hours?

If the board votes to re-zone this parcel, we would like to have several conditional measures applied during the building permit phase.

- That stormwater and run-off be directed away from the south east property line. This is an area that is already prone to flooding during the spring, fall, and winter and pavement that slopes in that direction would worsen the situation.
- That stormwater and run-off be collected before making its way to the designated wetland on the north west side of the property as this eventually drains into the Souadabsook Stream.
- That all trees along the South East property line remain in place as a buffer strip and that the existing fence be repaired or replaced in the bare spots.
- That the posted speed limit on Coldbrook Rd. be reduced to account for traffic that would be entering and exiting this business.
- That considerations be made for the types of lighting installed and the direction it faces to minimize excessive illumination of neighboring properties.

Regarding parcel 17-0-002:

A vague proposal of "future development" generates numerous questions.

The town sewer expansion questions listed above apply to this proposal as well. Where will the access road connect to this development; Papermill Rd, Coldbrook Rd, or both? What type of development(s) would occupy this parcel?

Our family has seen numerous wildlife on this plot over the years including deer, hawks, great blue herons, and bald eagles. Will any wildlife impact study be conducted beforehand?

We are looking to avoid the situation that occurred at the corner of Coldbrook Rd. and Rt 202 (parcel 09-0-020) where most of the trees were clear cut and no buffer strip was left along either road. Now that there are talks of sub-division and development it appears a buffer strip may be required per town ordinance, but the damage has already been done as it will take decades to replace the growth that was harvested.

If the board votes to re-zone this parcel, we would like to have several conditional measures applied during the building permit phase.

- That a buffer strip of at least 40' wide bordering Coldbrook Rd. be required and that the existing trees in that buffer area be left in place.
- That a wildlife impact assessment be done prior to any development.
- That stormwater and run-off be collected before flowing down the south west side of the property as this eventually drains into the Souadabsook Stream.
- That the posted speed limit on Coldbrook Rd. be reduced to account for traffic that would be entering and exiting (if an access road is placed on that side).
- That considerations be made for the types of lighting installed and the direction it faces to minimize excessive illumination of neighboring properties.

In closing, we support business development in Hampden, but feel they are best located on parcels already zoned as such or in the Industrial Park where cleared plots, existing infrastructure, and high levels of traffic along Rt. 202 accommodate businesses well. We purchased our property 16 years ago with the knowledge that Coldbrook Rd. was a busy corridor but with the comfort of knowing we were in a residential area and not right next to commercial land, and we would prefer to keep it that way.

Thank you for your time and consideration,

Ben & Angela LaRochelle



	Rural Bus	Bus	Comm Service
commercial nursery	N	P	P
indoor recreational facility	C	P	P
outdoor recreation	N	C	P
water recreational facility, low intensity	N	N	P
water recreational facility, high intensity	N	N	C
private event venue	N	C	P
single family dwelling	P	P	N
two-family dwelling	C	P	N
multi-family development	N	P	N
lodging or rooming house	N	P	N
daycare facility (see §4.19)	N	P	C
child care center (see §4.19)	N	P	P
preschool	N	P	P
school, K-12	N	C	N
school, post-secondary	N	C	P
school, commercial	N	C	C
nursing home	N	P	P
congregate care facility	N	P	P
hospital	N	C	C
medical office or clinic	N	P	P
medical marijuana registered dispensary (see §4.24)	N	N	C
medical marijuana cultivation facility (see §4.24)	N	N	C
methadone clinic (see §4.24)	N	N	C
essential service (see §4.18)	P	P	P
wireless telecommunications facilities (see §4.22)	P	N	N
municipal solid waste facility	N	N	N
community facility	C	P	P
community building	C	P	P
place of worship	N	P	P
non-profit club	C	P	P
cemetery	N	C	C
retail sales	C	P	P
office, business or professional	N	P	P
kennel	N	C	C
veterinary hospital	P	P	P
automotive fuel station	C	P	P
automotive sales	C	C	P
automotive service	C	C	P

boat sales, service, and storage	N	N	P
inn	C	P	N
hotel or motel	C	C	P
conference center	N	N	C
restaurant, low turnover	C	P	P
restaurant, high turnover	C	P	P
restaurant, drive-in or drive- through	N	C	C
bar, pub, tavern	N	C	C
place of assembly	N	C	P
funeral home	N	P	P
self-service laundromat	P	P	P
drive-through business	C	C	C
mixed residential/com- mercial use	C	C	P
business park	N	N	C
self-service storage facility	C	P	P
outdoor storage	C	N	C
wholesale	N	N	C
manufacturing	N	N	C
adult use marijuana cultivation	N	N	C
adult use marijuana testing	N	N	C
light industry	N	N	C
river-dependent uses	N	N	C
outdoor storage	N	C	P